

**CONCORD HISTORICAL COMMISSION**  
**Public Meeting Minutes**  
**August 12, 2021, 7:00 P.M.**  
**Virtual Meeting**

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historical Commission held a virtual public meeting on Thursday, August 12, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 861 5966 3122 Password: 105352

Commission Members Present: Melissa Saalfeld, Thomas Beardsley, Robert Gross, Nancy Nelsor  
Rebecca Lemaitre, Alan Bogosian

Staff: Heather Gill, Senior Planner

Others: Marcia Rasmussen, David Ottinger, Linda Escobedo

Ms. Saalfeld called the meeting to order at 7:00 P.M. by a roll call vote.

**Ball Benson House and Barn**

Marcia Rasmussen introduced the project and David Ottinger to the Historical Commission. Mr. Ottinger presented a powerpoint presentation to the Commission on the history of the structures, the Balls Hill Preservation trust, the evidence and artifacts that were found during the dismantling of the structures, and the reuse concept "within these walls". Mr. Ottinger has proposed to rebuild the barn structure and to build the house inside of it as a unique museum experience. Ms. Rasmussen stated that in brief discussions with the NRC, they believe it is a suitable use and location of the land. Ms. Nelson asked about the barn and the ability to rebuild it. Mr. Ottinger stated that the barn is about 70-80% intact. Mr. Gross stated that the Old Manse wanted an English barn, and also stated that this could be a great project for graduate students. Ms. Lemaitre stated that she loves the idea for educational purposes for school groups and families. Mr. Beardsley stated that the project had great potential and Ms. Saalfeld said that it sounded like an excellent idea. Ms. Lemaitre stated that she is okay with the location because it is still in Concord, which would be preferable to losing it. Ms. Nelson said that she is not opposed to the idea, but that she is still unsure. Ms. Nelson stated that the town should be aware of what non-profits are looking to do. Ms. Rasmussen thanked the Commission for their feedback and reiterated that this is the beginning step for the project.

**Discussion: Rte. 2A Improvements – MDOT 75% Plans**

The Commission discussed the impact the project will have on the Minute Man National Historic Park and the Battle Road Scenic Byway. Ms. Nelson stated that there are serious issues with the process, and that there has been no public meetings. Ms. Nelson noted that the crosswalks do not connect to any of the National Park trails, that it's not okay to have segmented projects, and that the park has suggested a working group. Mr. Gross stated that there is no rationale or sustained evidence for the proposed changes. Mr. Bogosian asked which agency takes precedence in a situation like this. Ms. Nelson stated that this started off as a simple repaving project, but has morphed into much more than that due to big biking groups in Lincoln and Lexington pushing for bike lanes. The Commission discussed how there are no letters yet from the other town's Historical Commissions, and discussed how difficult the plans are to read unless you know the codes. Mr. Gross stated that you can't facilitate access to something you've destroyed. Mr. Gross moved to authorize Ms. Saalfeld and Ms. Gill to revise the draft letter and submit to MassDOT

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on behalf of the Historical Commission. Ms. Nelson seconded the motion and all others voted in favor.

**Center and Main Street Names**

The Commission reviewed the proposed street name list and asked that the applicant provide more history and context behind the names before they vote.

**Historic House Marker Application**

Mr. Bogosian presented the historic house marker application for 70 Elm Street. Mr. Bogosian stated that he cannot find reference to the 1856 date the applicant has requested as the construction date. Mr. Beardsley stated that he also did some research on the original owners. The Commission discussed who's name should be on the marker – the owner, the builder, or the most significant person. Mr. Gross believes that the name Hurlb should be on the marker since he developed the area and built the houses. The Commission asked that this agenda item be continued to the next meeting to allow for more time to research.

**Demolition Review Bylaw**

Ms. Gill presented the submittal deadline dates for demolition review applications. Ms. Nelson moved to adopt a submittal deadline as proposed for new demolition review applications. Mr. Gross seconded the motion and all others voted in favor. The Commission discussed possible amendments to the bylaw and the possibility of implementing an application fee. The Commission agreed that the partial demolition and the delay running with the owner of the property were amendments they would like to pursue at this time.

**Historic Issues Coffee**

The Commission discussed the categories of people that may be interested in attending.

**Updates and Liaison Reports**

Mr. Bogosian stated that the HDC reviewed preliminary plans for the new house at 615 Lowell Road. Ms. Nelson stated that she had a conversation with the Town Engineer regarding the Rte. 2A project.

**Minutes**

Ms. Nelson moved to approve the minutes of the July 8, 2021 meeting. Mr. Beardsley seconded and all others voted in favor. The motion passed by a roll call vote.

Ms. Saalfeld declared the meeting adjourn.

**The meeting was adjourned at 8:31 P.M.**

Minutes Approved: 11/10/2021

Respectfully submitted by:  
Heather Gill  
Senior Planner